

Down 5295

CORPORATION WARRANTY DEED

STATE OF ALABAMA)
 : 3293
 : KNOW ALL MEN BY THESE PRESENTS,
SHELBY COUNTY)

That in consideration of Thirty-One Thousand Five Hundred
Ninety-Two and no/100 Dollars (\$31,592.00), and the execution of
a purchase money mortgage in the amount of \$80,000.00 to the
undersigned grantor, PELHAM INDUSTRIAL PARK, INC., a corporation,
in hand paid by HILL CONCRETE & SUPPLY COMPANY, INC., the receipt
of which is hereby acknowledged, the said PELHAM INDUSTRIAL PARK,
INC., a corporation, does by these presents, grant, bargain, sell
and convey unto the said HILL CONCRETE & SUPPLY COMPANY, INC., a
corporation, the following described real estate, situated in Shelby
County, Alabama, to-wit:

A parcel of land situated in the Southeast $\frac{1}{4}$ of the North-
west $\frac{1}{4}$ of Section 14, Township 20 South, Range 3 West, Shelby
County, Alabama, more particularly described as follows:
Commence at the Northeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section, thence
in a Westerly direction along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$
Section a distance of 338.75 feet to the Point of Beginning,
thence 90 degrees left in a Southerly direction a distance of
699.07 feet to the Northeasterly Right of Way line of the
Atlantic Coast Line Railroad, thence in a Westerly direction
along the Northerly line of said Right of Way a distance of
656.32 feet to a point on the bank of Bishop Creek, thence
108 degrees 24 minutes right in a Northeasterly direction a
distance of 61.52 feet, thence 14 degrees 14 minutes left in
a Northerly direction a distance of 135.36 feet, thence 20
degrees 35 minutes right in a Northeasterly direction a distance
of 102.7 feet, thence 46 degrees 08 minutes left in a North-
westerly direction a distance of 81.15 feet, thence 16 degrees
48 minutes left in a Northwesterly direction a distance of
200.0 feet, thence 32 degrees 10 minutes right in a Northwesterly
direction a distance of 103.15 feet to the North line of said
 $\frac{1}{4}$ - $\frac{1}{4}$ Section, thence 97 degrees 21 minutes right along the North
line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section in an Easterly direction a distance
of 750.0 feet to the Point of Beginning. Said Parcel contains
419,187 square feet or 9.62 acres.

SUBJECT TO: Side tract and tract lease agreement respectively
to Atlantic Coastline Railroad Co. recorded in Vol. 187, page
339, and Vol. 187, page 346 and Vol. 148, page 258; Lease,
right of way and agreements in favor of the ACL Railroad dated
12/7/63 and recorded respectively in Deed Book 229, page 792,
and Deed Book 229, page 797, in the Probate Records of Shelby
County, Alabama; and ad valorem taxes for the current year
due and payable October 1, 1974.



19740125000004090 1/2 \$.00
Shelby Cnty Judge of Probate, AL
01/25/1974 12:00:00 AM FILED/CERT

BOOK 284 PAGE 867

TO HAVE AND TO HOLD Unto the said HILL CONCRETE & SUPPLY COMPANY, INC., a corporation, its successors and assigns forever.

And said Pelham Industrial Park, Inc. does for itself, its successors and assigns, covenant with said Hill Concrete & Supply Company, Inc., its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, except as herein stated, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said Hill Concrete & Supply Company, Inc., its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said PELHAM INDUSTRIAL PARK, INC. by its President, Owen Fay Parker, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 7th day of January, 1974.

PELHAM INDUSTRIAL PARK, INC.

ATTEST:

Delano Morris
Its Secretary

By Owen F. Parker
Its President

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

19740125000004090 2/2 \$.00
Shelby Cnty Judge of Probate, AL
01/25/1974 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 JAN 25 AM 9:27
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE
Conrad M. Smith

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Owen Fay Parker whose name as President of Pelham Industrial Park, Inc., a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 7 day of January, 1974

Joseph M. Caldwell
Notary Public

This instrument was prepared by:
Walter L. Mims
1010 Massey Building
Birmingham, Alabama 35203